



**TOWN OF HARPSWELL  
PLANNING BOARD MINUTES  
OCTOBER 4, 2004  
Approved October 20, 2004**

**MEMBERS PRESENT**

Sam Alexander, Chairman  
John Papacosma, Vice Chairman  
Dorothy Carrier  
Joanne Rogers  
Henry Korsiak

**MEMBERS ABSENT**

**STAFF PRESENT**

Jay Chace, Planner  
Marsha Hinton, Recording Secretary

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The Town of Harpswell Planning Board special meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by Sam Alexander, Chairman.

Chairman Alexander announced with regret the resignation of Planning Board Member James Carignan. Chairman Alexander appointed Henry Korsiak as a full voting member.

**NEW BUSINESS**

No new business.

**OLD BUSINESS**

**ITEM 1**

**04-07-03 BRUCE MARTINSON, DIRIGO LAND SERVICES (JOHN MOORE – OWNER) SUBDIVISION REVIEW;  
CREATE 9 TWO ACRE LOTS, INTERIOR, TAX MAP 12-188, SHORE ACRES ROAD.**

Chairman Alexander introduced Selectman Gordon Weil and asked Selectman Weil to comment on the issue of assessing the impact to the Town of Harpswell roads with regard to a subdivision development. Selectman Weil explained that the Board of Selectmen felt strongly that in order to obtain an accurate assessment of the impact a subdivision would have on a town road required the services of a professional consultant. Selectman Weil also stated that any damage to the road caused by the construction process would need to be repaired by the one causing the damage. Selectman Weil added if the Fire Chief has recommended that a dry hydrant be installed that would fall under municipal services and is the responsibility of the Town of Harpswell. Chairman Alexander mentioned a letter received from an abutter expressing several concerns with regard to this development which did not relate directly to the issues under consideration by the Planning Board this evening. Chairman Alexander did point out that this letter would become a part of the file and reviewed for any future Planning Board consideration of this development.

**PLANNING BOARD CONSIDERATION OF OUTSTANDING SUBDIVISION ORDINANCE SECTION 9 CRITERIA.**

**9.2 MUNICIPAL SERVICES**

The Planning Board held discussion on road width, Section 8.3.3, Section 2.2 of the Road Ordinance, construction damage to the roads, and responsibility for repair of construction damage.

**SAM ALEXANDER MOVED, SECONDED BY JOANNE ROGERS, TO ATTAIN THE SERVICES OF AN INDEPENDENT CONSULTANT TO DO AN IMPACT STUDY TO GAIN INFORMATION ON THE IMPACT THE PROPOSED PROJECT WILL HAVE ON TOWN ROADS. UNANIMOUS APPROVAL.**

Chairman Alexander informed the applicant that the consultant would be assessing Shore Acres Road and Thompson Road to determine if these roads were sufficient to met the demand of nine more residences and what the recommendation would be if the roads are not sufficient. Chairman Alexander also pointed out that any construction related damage to Shore Acres Road and Thompson Road would be the responsibility of the developer.

**9.6.4 FIRE PROTECTION**

The Planning Board held discussion on the recommendations of Fire Chief Barter, cost of a dry hydrant, Section 9.15.3, and the offer from the applicant to donate a sum to offset the cost of the dry hydrant.

**JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE PLANNING BOARD FINDS THAT THE REQUIREMENT OF WATER SUPPLY IS AN ADVERSE CONDITION BUT NOT UNREASONABLE BASED ON THE FACT THAT THERE IS INADEQUATE WATER SUPPLY. THEREFORE THE PLANNING BOARD GRANTS APPROVAL OF SECTION 9.6.4 CONDITIONED UPON AN AGREEMENT BETWEEN THE SELECTMEN AND THE APPLICANT WITH REGARD TO THE INSTALLATION OF A DRY HYDRANT PURSUANT TO RECOMMENDATIONS MADE BY FIRE CHIEF BARTER. UNANIMOUS APPROVAL.**

#### **9.7 EROSION AND SEDIMENTATION CONTROL**

The Planning Board held discussion on the general nature of the erosion control plan submitted by the applicant, data submitted under Section 9.12, and requirements of the Codes Enforcement Office.

**DOROTHY CARRIER MOVED, SECONDED BY JOANNE ROGERS, THAT THE APPLICANT HAS MET THE OBLIGATION OF SECTION 9.7 WITH THE SUBMISSION OF AN EROSION CONTROL SKETCH PLAN. UNANIMOUS APPROVAL.**

#### **9.8 UTILITIES**

**SAM ALEXANDER MOVED, SECONDED BY JOHN PAPACOSMA, THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 9.8. UNANIMOUS APPROVAL.**

#### **9.9 CONSTRUCTION IN FLOOD HAZARD AREAS**

**SAM ALEXANDER MOVED, SECONDED BY DOROTHY CARRIER THAT SECTION 9.9 DOES NOT APPLY. UNANIMOUS APPROVAL.**

#### **9.10 IMPACT ON WETLANDS**

**DOROTHY CARRIER MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 9.10 BASED ON THE FACT THAT THE APPLICANT HAS PROPOSED A SEVENTY-FIVE FOOT SETBACK FROM THE IDENTIFIED WETLAND ON THE DEVELOPMENT SITE. UNANIMOUS APPROVAL.**

#### **9.11 IMPACT ON GROUNDWATER**

John Papacosma read excerpts from the August 11, 2004, letter from James E. Hillier, C.G.

**JOHN PAPACOSMA MOVED, SECONDED BY SAM ALEXANDER, THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 9.11 WITH THE INFORMATION FROM HILLIER & ASSOCIATES, INC., WHICH SUGGESTS THAT THIS APPLICANT MEETS THE STANDARDS OF THIS SECTION. UNANIMOUS APPROVAL.**

#### **9.12 STORMWATER MANAGEMENT**

The Planning Board held discussion on the comments from Woodard & Curran.

**JOHN PAPACOSMA MOVED, SECONDED BY SAM ALEXANDER THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 9.12 BASED ON THE COMMENTS FROM WOODARD & CURRAN. UNANIMOUS APPROVAL.**

#### **9.13 OFFSHORE ISLANDS**

**SAM ALEXANDER MOVED, SECONDED BY DOROTHY CARRIER THAT THE REQUIREMENTS OF SECTION 9.13 DO NOT APPLY. UNANIMOUS APPROVAL.**

**9.14 AESTHETIC, CULTURAL, AND NATURAL VALUES**

**JOHN PAPACOSMA MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 9.14 BASED ON THE APPLICANT'S STATEMENTS WITH REGARD TO THE EFFORTS THEY WILL UNDERTAKE TO PROTECT NATURAL WILD LIFE, VEGETATION, AND THE INHERENT CHARACTER OF THE COMMUNITY. UNANIMOUS APPROVAL.**

**9.15 TRAFFIC**

The Planning Board held discussion on the study to be undertaken for Section 9.2.

**SAM ALEXANDER MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 9.15 THROUGH 9.15.2.4. UNANIMOUS APPROVAL.**

**9.15.3 ROAD DESIGN AND CONSTRUCTION STANDARDS**

**JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE REQUIREMENTS OF SECTION 9.15.3 WILL BE REVIEWED AS PART OF THE ROAD STUDY TO BE PERFORMED FOR SECTION 9.2. UNANIMOUS APPROVAL.**

**9.16 HOMEOWNERS/LANDOWNERS ASSOCIATION**

**SAM ALEXANDER MOVED, SECONDED BY DOROTHY CARRIER THAT THE REQUIREMENTS OF SECTION 9.16 DO NOT APPLY BASED ON THE FACT THAT THE APPLICANT IS NOT PROPOSING AN ASSOCIATION. UNANIMOUS APPROVAL.**

**SAM ALEXANDER MOVED, SECONDED BY DOROTHY CARRIER TO GRANT CONDITIONAL APPROVAL OF THE APPLICANT'S SUBDIVISION APPLICATION PENDING PLANNING BOARD APPROVAL OF SECTIONS 9.2 AND 9.15.3. UNANIMOUS APPROVAL.**

Martin Haines, neighbor, stated that he is a new owner of property in Harpswell and had no objection to this development.

**OTHER BUSINESS**

Jay Chace, Town Planner, asked the Planning Board if they would like to set up workshops to discuss town ordinances. Mr. Chace added that these workshops would not start until after October 20, 2004.

**THE PLANNING BOARD WAS POLLED AND DIRECTED THE TOWN PLANNER TO SCHEDULE WORKSHOPS TO DISCUSS TOWN ORDINANCES.**

There being no other business before the Planning Board, **SAM ALEXANDER MOVED, SECONDED BY DOROTHY CARRIER TO ADJOURN.**

Meeting adjourned by unanimous vote at 8:40 p.m.

Respectfully Submitted,

Marsha M. Hinton  
Planning Assistant